

SHELTECH

Enclave Tower, DIT Road, West Malibagh, Ramna, Dhaka.



*There is nothing more important than
a good, safe, secure home.*



From the desk of
THE MANAGING DIRECTOR



Dear Patrons,

I hope you enjoyed looking through the brochure of Sheltech Enclave Tower. Sheltech Enclave Tower in Malibagh, is Sheltech's pride and joy, as the first redevelopment project in Dhaka. The 4 -storey building with 16 apartments is now being redeveloped as Sheltech Enclave Tower, a 20-storied high-rise building. Our teams of expert architects, engineers, urban planners and management professionals are handpicked by the management and we continually innovate to bring the most creative and top-notch design solutions to our projects. All our buildings are code-compliant and our quality construction and safety practices have made Sheltech into the brand name that it is today, with the privilege of being the first real estate company to be awarded the ISO 9001: 2015 certification.

We hope that you will continue to be with us in all our future endeavors. Our clients form the very heart of our business, and we believe that our most important achievement to date has been earning the trust.

TANVIR AHMED
Managing Director
Sheltech Group



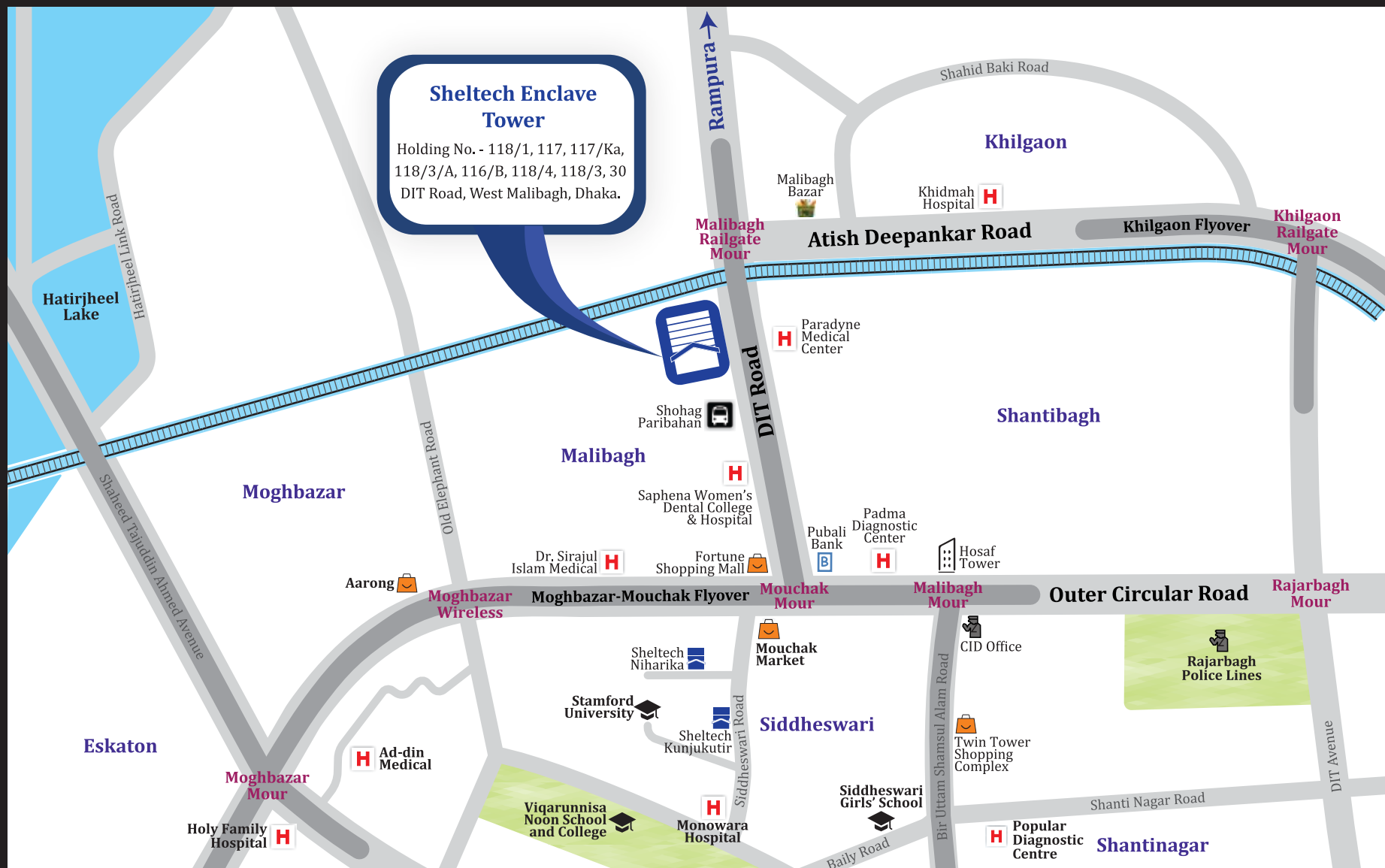
SHELTECH *Enclave Tower*



*1st Redevelopment
Project*

Sheltech Enclave Tower is a mixed-use project from Sheltech. The innovatively designed apartments are carefully crafted by our team of architects and engineers to provide you with a beautiful and functional home, equipped with all the conveniences of modern urban life. The commercial units are also designed beautifully that are sure to attract a lot of customers and businesses.

We invite you to flip through the pages of this brochure and see all that Sheltech Enclave Tower has to offer to its future residents. Once you see this beautiful project for yourself, we guarantee that you will want to make it your new dream home.



LOCATION MAP
 ~ Not to scale

Offices, prominent banks & other commercial facilities of Motijheel & Baily Road Commercial Hub.

Shopping mall & Convenient stores:

- Mouchak Market,
- Eastern Plus Shopping Mall,
- Twin Tower Shopping Complex,
- Baily Star,
- Fortune Shopping Mall,
- Aarong
- Malibagh Bazar.

Access to Health Centers:

- Holy Family Hospital,
- Ad-din Medical,
- Monowara Hospital,
- Popular Diagnostic Centre,
- Padma Dagnostic Centre,
- Central Police Hospital,
- Dr. Sirajul Islam Medical,
- Islami Bank Hospital

Famous Educational Institutions:

- Viqarunnisa Noon School & College,
- Notre Dame College,
- Ideal School and College,
- Siddheswari Girl's School,
- Motijheel Govt. Boys' High School,
- BTCL Ideal School,
- National Bank Public School,
- Stamford University,
- The Millennium University

Maghbazar-Mouchak flyover, which will make the transportation to and from Sheltech Enclave Tower very easy.

Good Transportation Network ensuring connectivity to all parts of Dhaka.

SHELTECH *Enclave Tower*

Holding No. - 118/1, 117,117/Ka, 118/3/A,
116/B, 118/4, 118/3, 30, DIT Road,
Ramna, West Malibagh, Dhaka.

20
Storied
(B+G+19)

131
Residential
Units

04
High End
Lifts

31.61
Katha
Land Area

126
Car
Parkings

03
Nos
Staircases

01
Community Area and
Prayer Space



- Modern residential building with contemporary architectural expression.
- BNBC and RAJUK code compliant building.
- Ensuring all structural standards.
- Close proximity to all necessities of contemporary urban living.
- Higher property value.
- Panoramic view of Dhaka city.
- 26% of Green area at Ground level.
- Each and every apartment have ample lighting and proper ventilation.
- Proper controlled access for both commercial and residential users.
- Separate Lift and Lobbies for both residential and commercial users.
- Best quality finishing and fittings material used.
- Buffer space in front of building for entry approach and reduction of sound pollution.
- Multilevel separate parking for both residential and commercial users.
- 24/7 multilevel surveillance for security.
- 200 kVA generator for full back up of building's common area.
- Beautiful landscaping, proper lighting solution, and aesthetic fountain at the entrance of the building.
- Separate zone for driver's waiting and toilet facilities.
- Designated car wash area at Ground level.
- Large community area with separate male and female toilet facilities and kitchenette.
- Serene prayer space with ablution facilities.
- Designed roof with seating, proper landscaping, and BBQ facilities.
- Large open to sky children's play area.
- Demarcated garbage disposal at Ground level.



High Speed
Elevators



Electro-Mechanical
Operation



Multilevel
Security system



Spacious
Parking area



Fire Fighting
System





“Nature is not a place to visit. It is home.”



SHELTECH
Enclave Tower



Celebrating 1st Revelopment Project of Dhaka

Sheltech Enclave Tower in Malibagh, is Sheltech's pride and joy, as the first re-development project in Dhaka. In 1988, we started our journey in real estate with this very same project, named Sheltech Enclave. The 4-storied building with 16 apartments is now being redeveloped as Sheltech Enclave Tower, a 20-storied building with 131 apartments and 4 commercial floors.



»	TYPE A: 124 SQM. (1338 SFT.)	»	TYPE F: 109 SQM. (1173 SFT.)
»	TYPE B: 103 SQM. (1116 SFT.)	»	TYPE G: 90 SQM. (971 SFT.)
»	TYPE C: 103 SQM. (1116 SFT.)	»	TYPE H: 122 SQM. (1322 SFT.)
»	TYPE D: 116 SQM. (1256 SFT.)	»	TYPE I: 103 SQM. (1116 SFT.)
»	TYPE E: 101 SQM. (1088 SFT.)		



N  *Indicative drawing only.
Changes may be made for technical reasons.



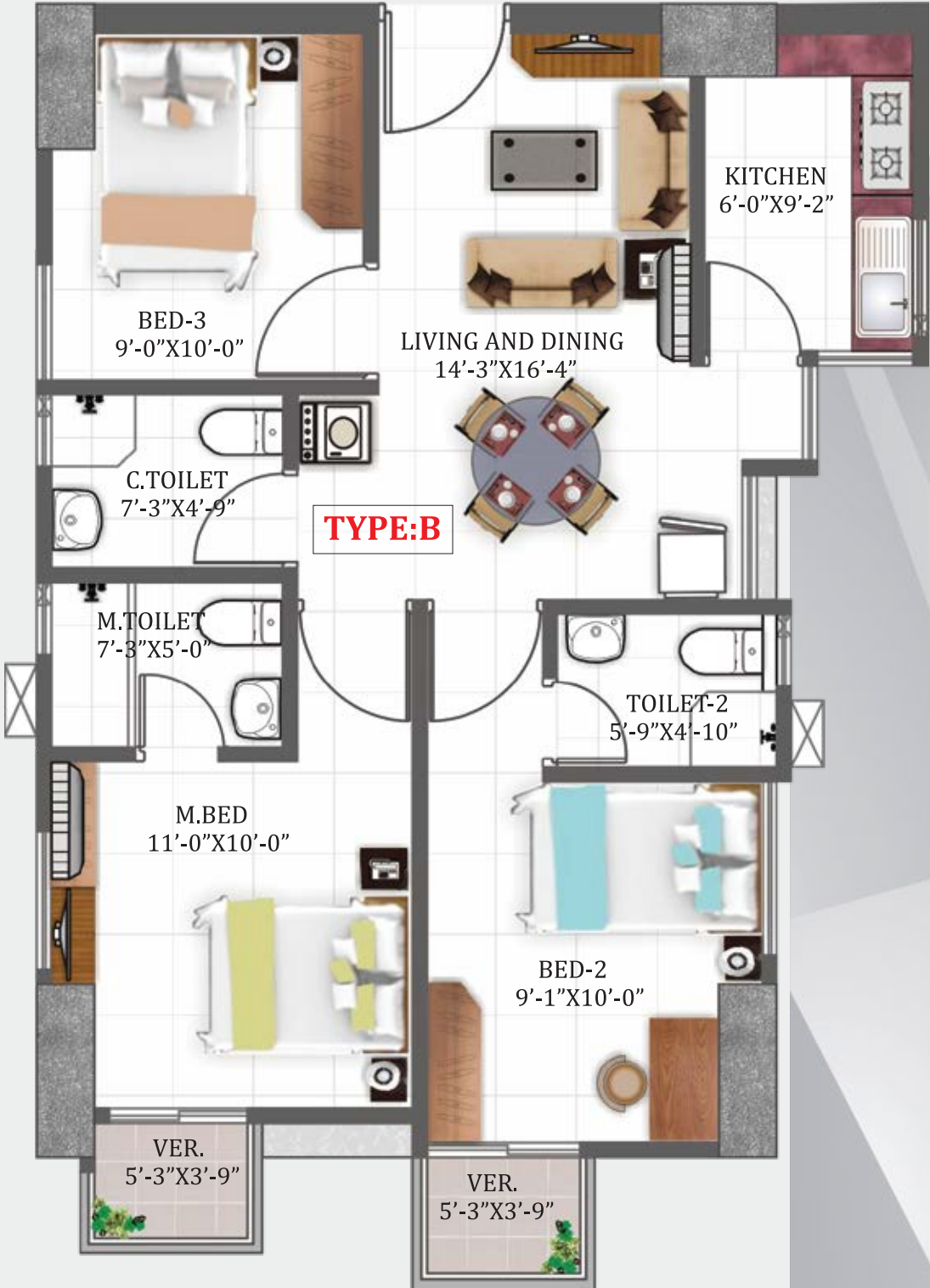
TYPE A:
124 SQM.
(1338 SFT.)



*Indicative drawing only.
Changes may be made for technical reasons.

TYPE A

TYPE B:
103 SQM.
(1116 SFT.)



N
*Indicative drawing only.
Changes may be made for technical reasons.

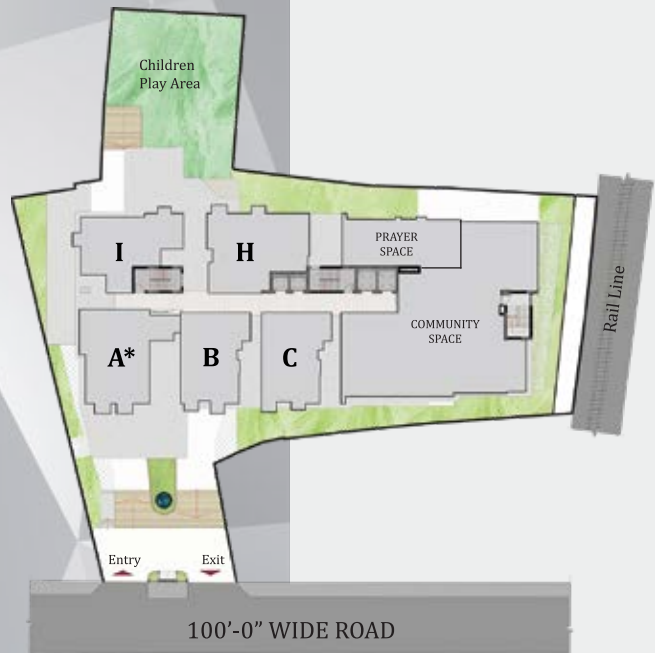
B
TYPE



SHELTECH Enclave Tower

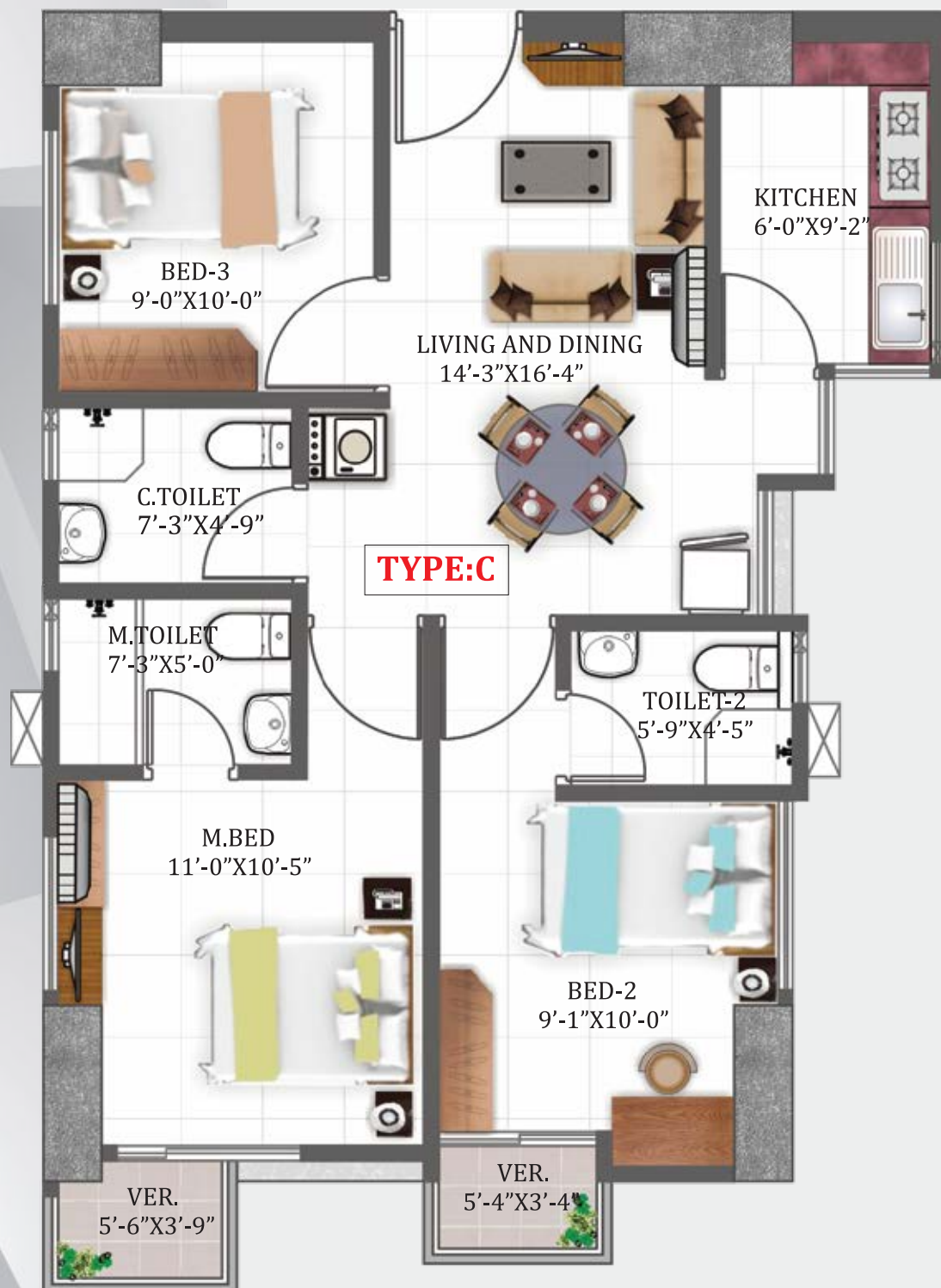
PLAN: LEVEL 06

- » **TYPE A*:**
119 SQM.
(1285 SFT.)
- » **TYPE B:**
103 SQM.
(1116 SFT.)
- » **TYPE C:**
103 SQM.
(1116 SFT.)
- » **TYPE H:**
122 SQM.
(1322 SFT.)
- » **TYPE I:**
103 SQM.
(1116 SFT.)



*Indicative drawing only.
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LEVEL 6



TYPE C:
103 SQM.
(1116 SFT.)



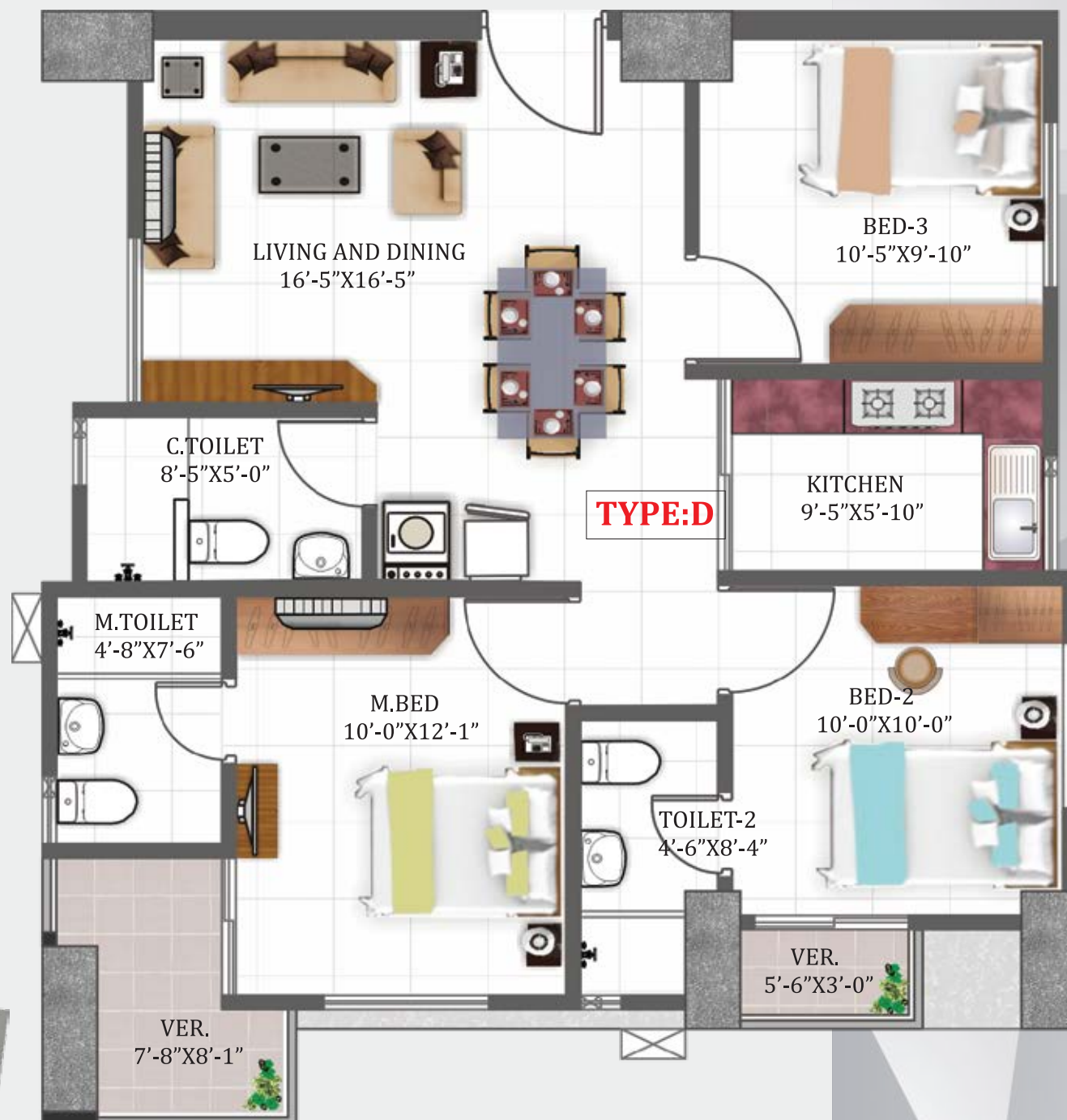
*Indicative drawing only.
Changes may be made for technical reasons.

TYPE C

TYPE D: 116 SQM. (1256 SFT.)



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*Indicative drawing only.
Changes may be made for technical reasons.



D TYPE



TYPE E:
101 SQM.
(1088 SFT.)

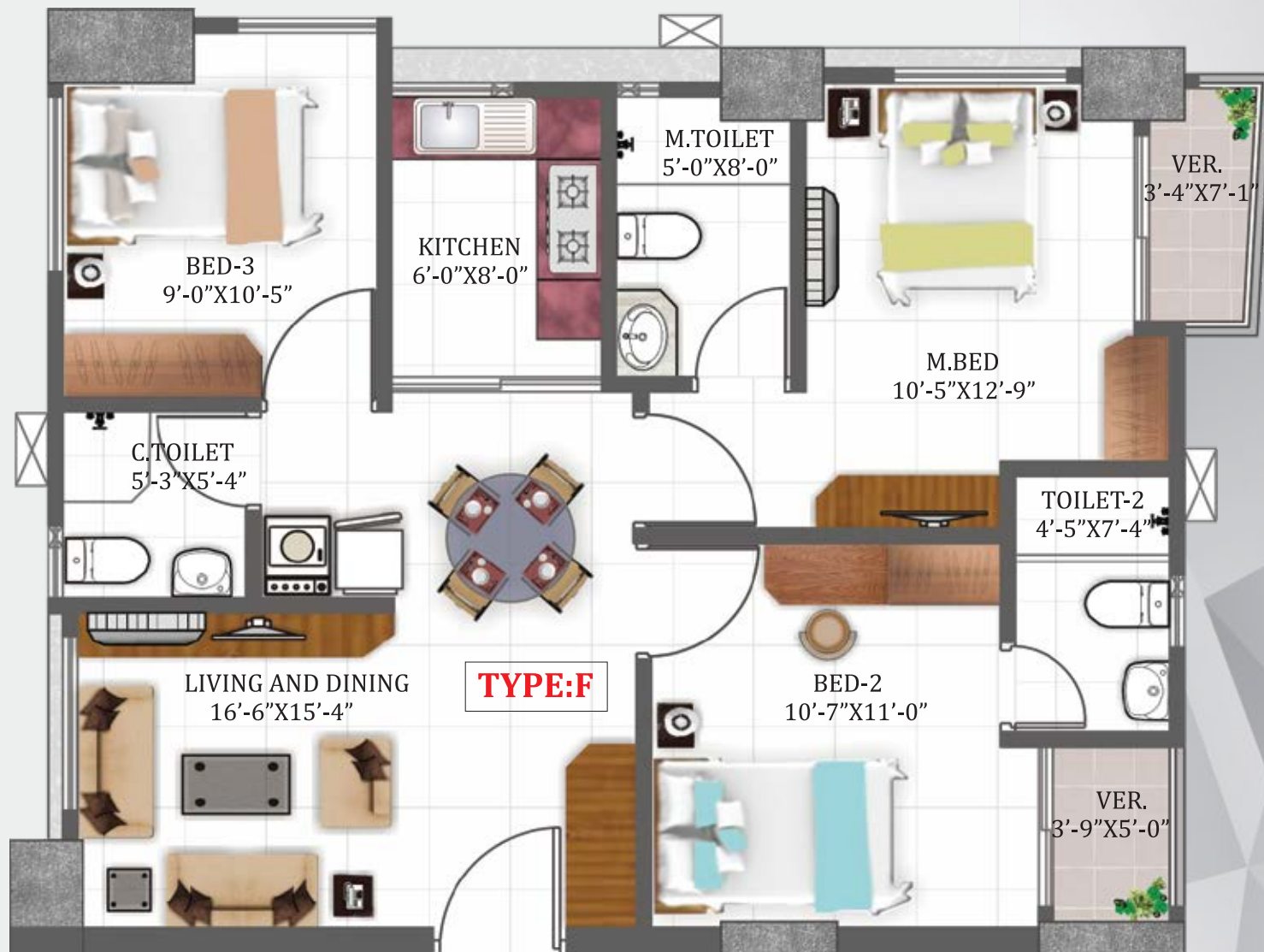


TYPE E



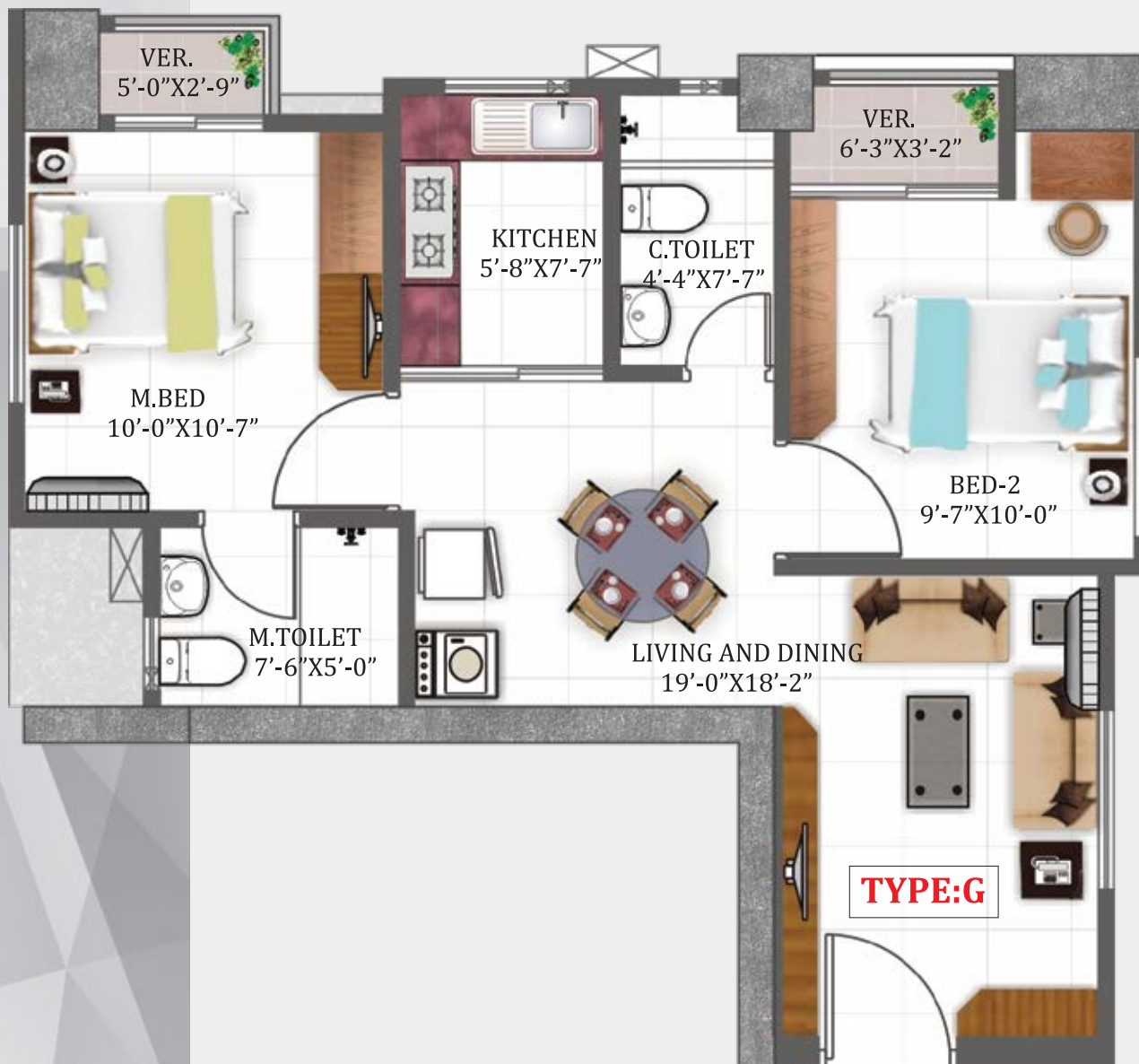
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Changes may be made for technical reasons.

TYPE F: 109 SQM. (1173 SFT.)



*Indicative drawing only.
Changes may be made for technical reasons.

F TYPE



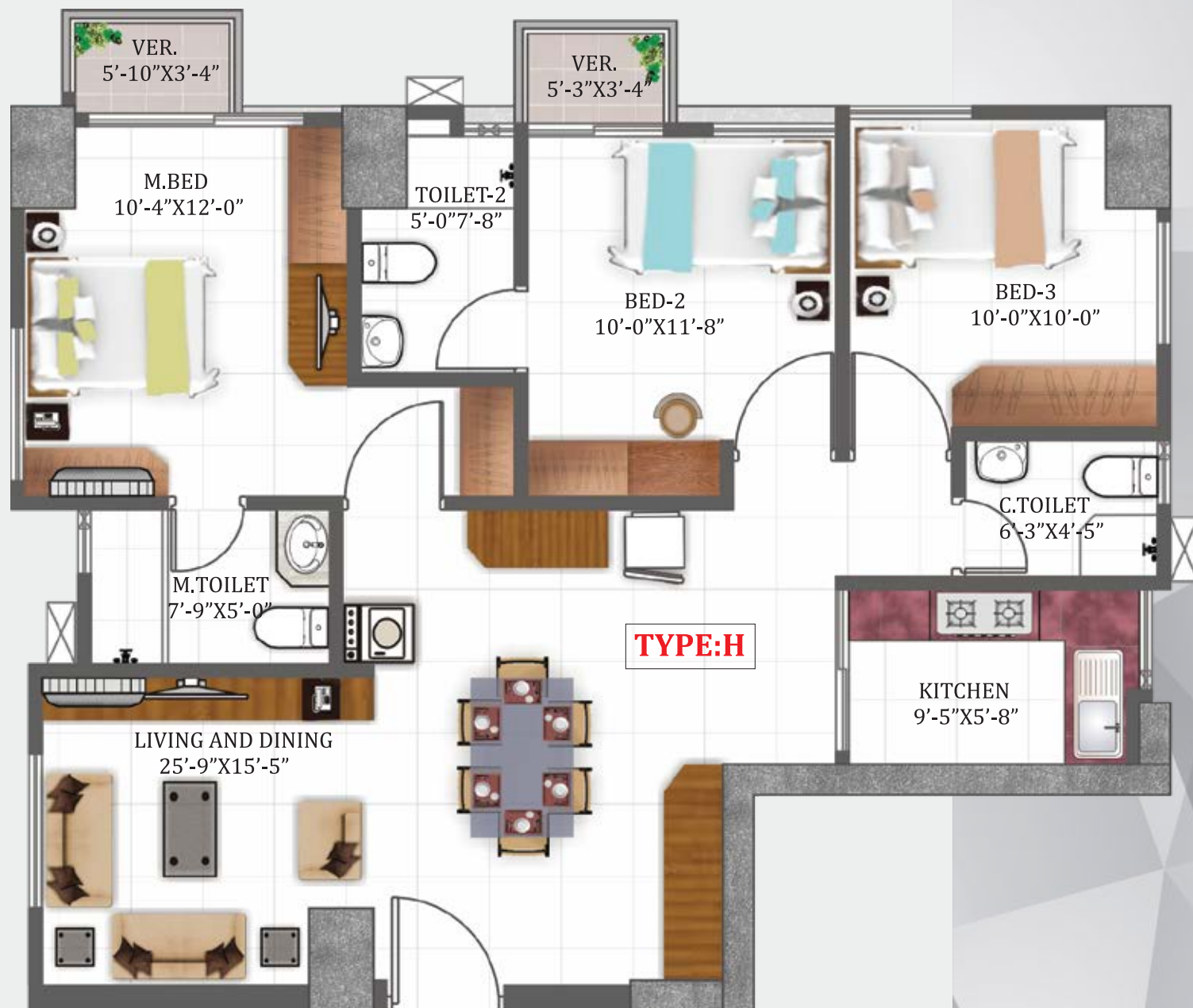
TYPE G:
90 SQM.
(971 SFT.)



*Indicative drawing only.
Changes may be made for technical reasons.

TYPE C

TYPE H: 122 SQM. (1322 SFT.)



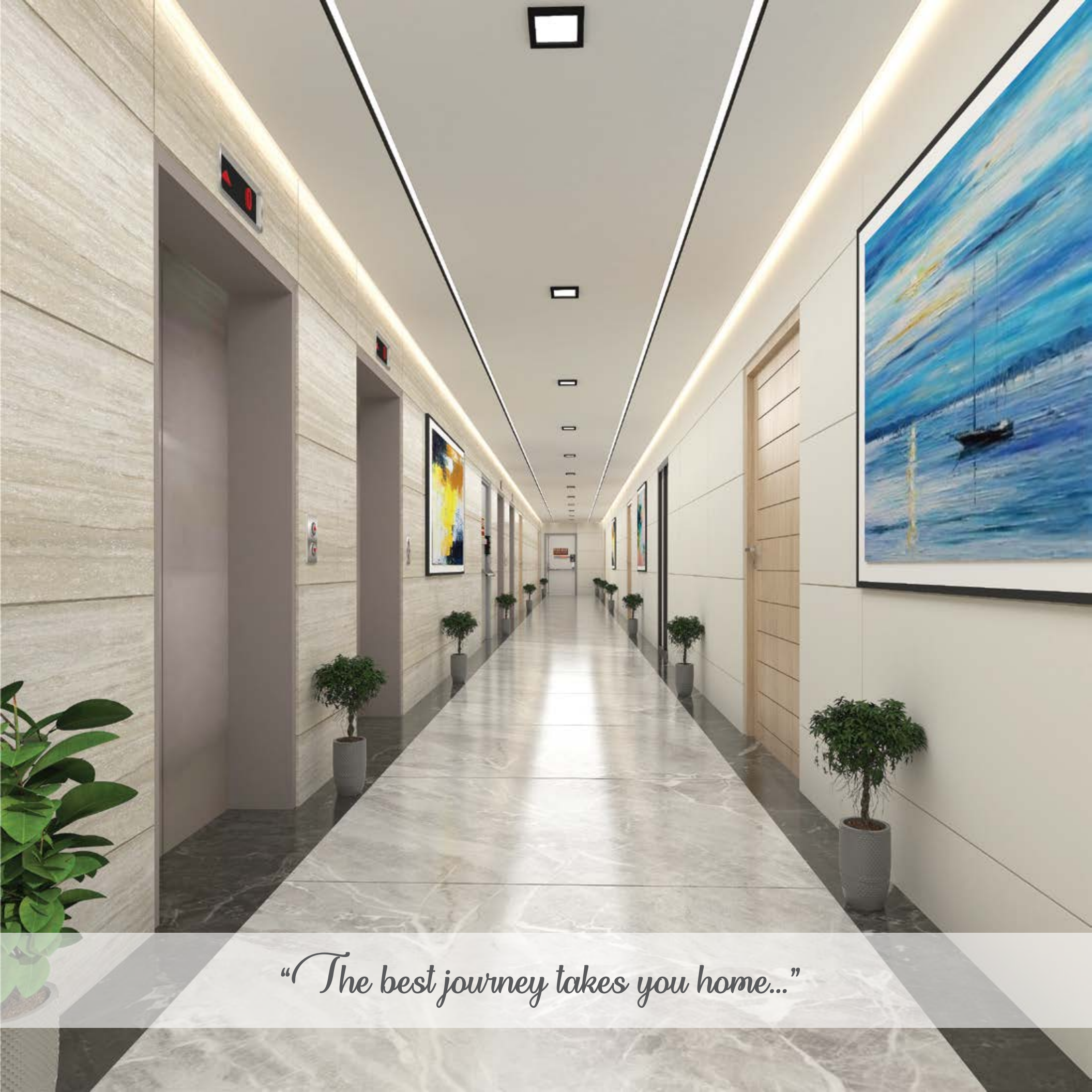
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*Indicative drawing only.
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H TYPE

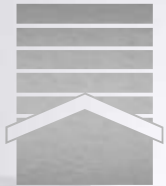


*Indicative drawing only.
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TYPE I



“The best journey takes you home...”



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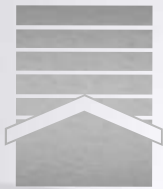
Basement Features

- Adequate parking space.
- All columns will be painted and will be protected with column guards to prevent damage by cars and a Wheel guard for each car parking.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment.
- Motorcycle parking provisions.

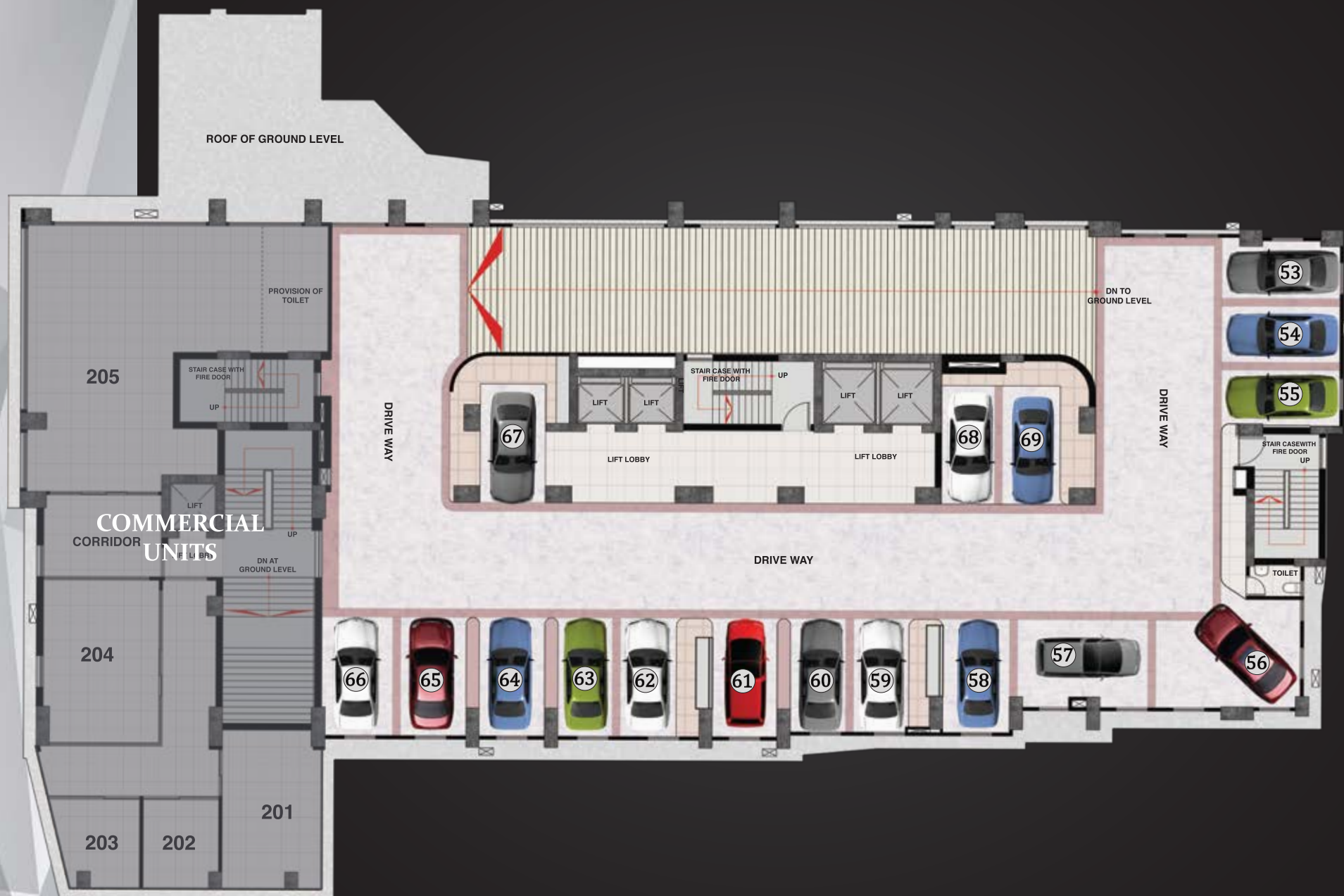




- Proper access controlled for both commercial and residential users.
- Separate Lift, Lift Lobbies for both residential and commercial users.
- Proper drainage facility around the periphery of the building for easy water drainage on the Ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Children's playing area.

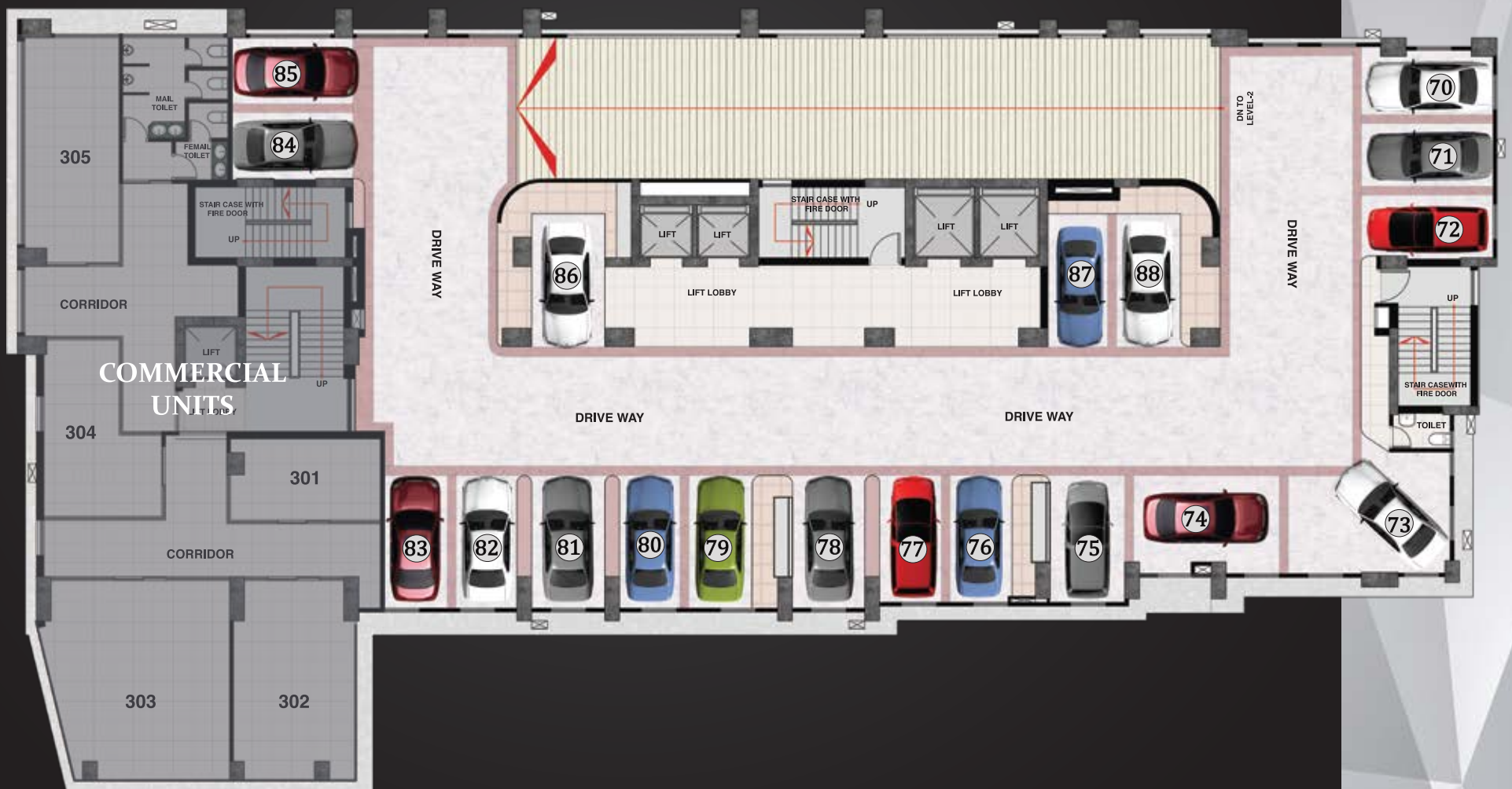


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LEVEL 02

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03 LEVEL



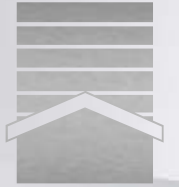
SHELTECH

Enclave Tower



LEVEL 04

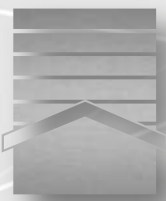
SHELTECH *Enclave Tower*



05 LEVEL



Living and Dining area



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Each area of the apartment has been thought of with the utmost care and precision to achieve maximum utilization and to transform every corner into a unique space.

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Almost all apartment has 3 spacious bedrooms with large windows overlooking a beautiful scenery and inviting plenty of natural light and air inside.

Bedroom





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FEATURES AND AMENITIES

GENERAL ASPECTS

- A framed structure as per BNBC.
- 5" thick brick walls.
- First class brick used in the wall.
- Stone aggregate used for all structural components.
- 60/72.5 grade deformed bar used in all structural members.
- Good quality cement used.
- General floor tiles: 16"x16" homogeneous floor tiles (Sheltech Ceramics/ Equivalent).
- Plastic paint (Berger/Equivalent) for interior walls and ceilings.
- Weather coated paint (Berger/Equivalent) for exterior walls on plastered surface.
- Verandah with MS railing and safety grill (as per design).
- Aluminum sections with clear glass and mosquito proofing net at windows.
- Aluminum sliding glass door for verandah (as per design).
- As-cast finishing at the basement floor.
- Lime terracing on the roof.

FIRE FIGHTING

Fire protection system:

- Fire hydrant system, fire door, fire extinguisher, sprinkler (at basement), PA system, emergency light.

Fire detection system:

- Smoke detection, heat detection, fire alarm, manual call point and fire control panel.

Means of escape:

- Dedicated fire staircase (NCF finished) with fire door.

ELECTRICAL FEATURES

- Standard switch socket from Schneider/Equivalent.
- SDB of Apartments: Havells/ Equivalent.
- One light fixture in each bed room, each toilet, dining, kitchen and living.
- Provision for AC at master bed, and living area.
- Provision for one nos. fridge.
- Provision for one nos. washing machine at each apartment.
- Provision for TV points/dish connection at the master bed, and living.
- Provision for router system in each apartment.
- Provision for telephone for the master bed and living (Parallel).
- Provision for Electric geyser at the master toilet, toilet-2, and kitchen sink.
- Exhaust fan at all toilets and kitchen.
- 13 nos. generator backup points for each apartment.
 - 7 nos. light points (3- bedrooms, dining, master toilet, common toilet, and kitchen).
 - 4 nos. fan points (3-bedrooms and dining).
 - 1 nos. three-pin for fridge.
 - 1 nos. calling bell.
- Full generator back-up for building common area.
- Generator backup for water pumps and lift.

DOOR

Main door :

- Frame: TeakChamble/Equivalent (6"x2½" as per drawing).
- Shutter: Imported Malaysian/ Equivalent decorative main entrance.
- Good quality handle lock.
- Door accessories: Check viewer, door guard, security lock and magnetic door stopper.

Internal door :

- Frame: Teak Chamble/Equivalent (6"x2½").
- Shutter: Teak Chamble veneered flush door shutter/Equivalent.
- Door accessories: Round mortise lock, magnetic door stopper, tower bolt.

Toilet door :

- Frame: Teak Chamble/Equivalent(5"x2 ½") .
- Shutter: Laminated flush door shutter/Equivalent.
- Door accessories: Round mortise lock, door stopper, tower bolt.

Kitchen door :

- Aluminum sliding glass door or Teak chamble veneered flush door with glass panel for kitchen.

Verandah door :

- Aluminum bottom sliding glass or Teak chamble veneered flush door.

Maid's toilet :

- PVC door and shutter.
- Standard quality accessories for all doors.

LIFT

- International standard lift from Sakura/ Schneider/ Sanei/ IGV/ Equivalent.
- 12 passenger lift : 02 nos.
- 10 passenger lift : 02 nos.

OTHERS

- Large community space with kitchen, toilets (male and female) & hand wash area.
- Large outdoor children's play area.
- Decorative fountain at building front.
- Provision for dining basin at each apartment.
- Well-planned roof arrangement.
- Separate lift, underground water reservoir with a separate line for residential use.
- Driver's waiting area.
- Cloth drying arrangement for each apartment at the roof.
- Demarcated garbage disposal zone.
- Car wash facility at the ground floor.
- Dedicated Prayer space at Community floor.



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- Floor tiles: 16"x16" homogeneous floor tiles (Sheltech Ceramics/Equivalent).
- Wall Tiles (full height): 10"x16" ceramic wall tiles (Sheltech Ceramics/Equivalent).
- Worktop: Concrete platform with granite top.
- Double burner gas point with provision for gas connection (Titas/LPG reticulation system, subjected to availability from the government).
- Standard quality single bowl single tray stainless steel sink (Sweet Home/equivalent).
- Provision for Kitchen hood.
- Hot & cold water lines for the kitchen sink (provision of electric geyser).
- Exhaust fan.

KITCHEN FEATURES



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MASTER TOILET, TOILET-2 AND COMMON TOILET:

- Wall tiles (up to 7'-0" height): 10"x16" ceramic wall tiles (Sheltech Ceramics/ Equivalent).
- Floor tiles: 12"x12" homogeneous floor tiles (Sheltech Ceramics/ Equivalent).
- Sanitary ware set (commode, basin, etc): RAK/Equivalent.
- Toilet accessories (towel rail, soap case, etc): Sattar/ Equivalent
- CP fittings (shower mixer, basin mixer, etc): (Sattar/Equivalent).
- Cabinet basin (RAK/ Equivalent) with marble top (subject to space availability).
- Pedestal basin (RAK/Equivalent) at Toilet -2 & Common toilet.
- Mirror with mirror light at all toilets.
- Hot & cold water line (provision of electric geyser) at Master toilet and Toilet-2.
- False ceiling on all toilets (No RCC false slab).
- Exhaust fan provision at all toilets.
- Disability access at any single toilet (preferably common toilet).

MAID'S TOILET:

- Wall tiles (up to 7'-0" height): 8"x12"(Sheltech Ceramics/ Equivalent)
- Floor tiles: 12"x12" (Sheltech Ceramics/ Equivalent)
- Sanitary ware set: Oriental pan with PVC lowdown (RAK/Equivalent)
- CP fittings: (Sattar/Equivalent).

TOILET FEATURES





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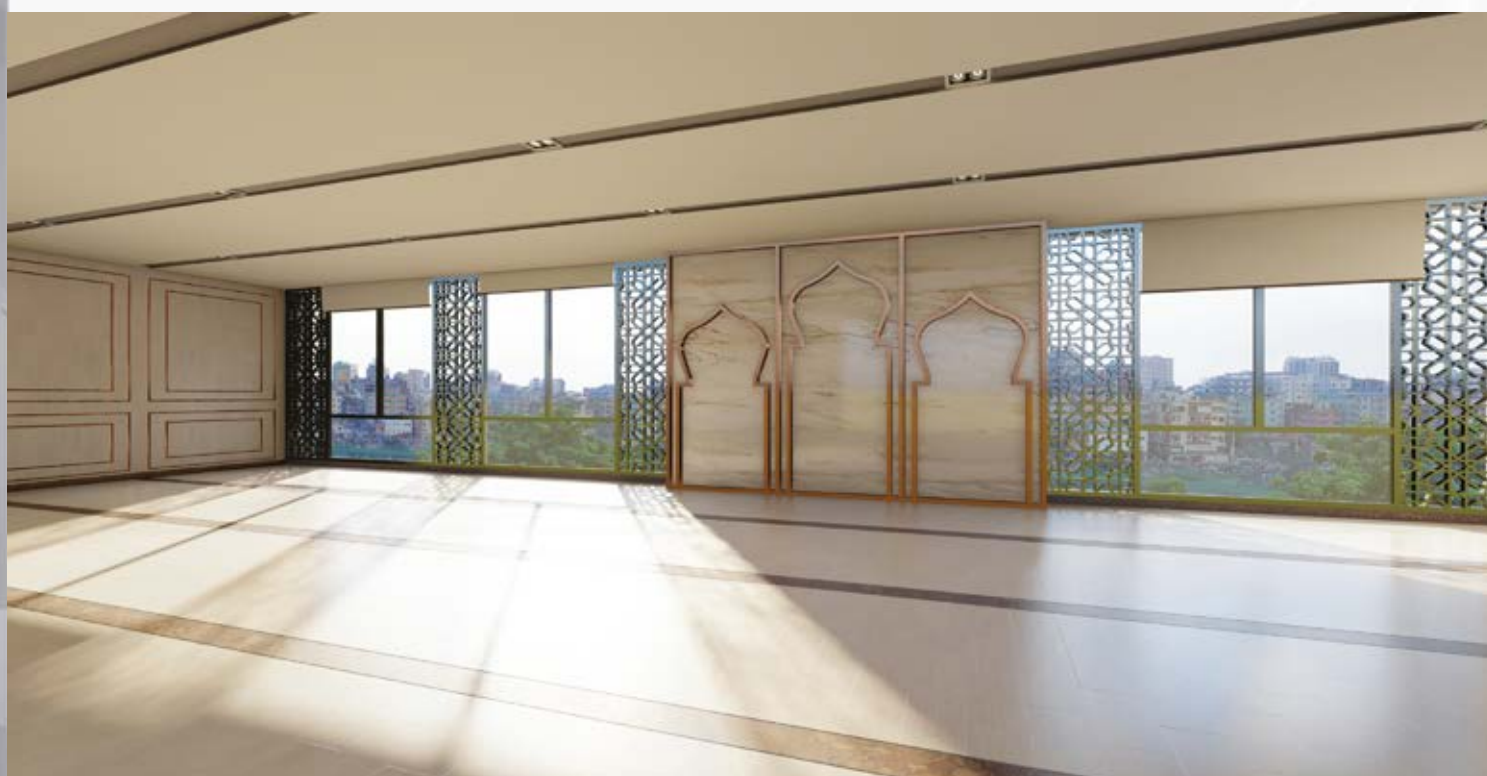
A spacious
COMMUNITY HALL
gives you the perfect
space to celebrate
special occasions, or
host parties and enjoy
a lively time.

Community Area



Prayer Space

Pray to your heart's
content at the large ,
aesthetically designed
ambient
PRAYER SPACE





Roof with BBQ Corner



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Enclave Tower

Enjoy solitary time on a spacious ROOFTOP where you can take a walk or read a book in the sitting area. Breathe freely and have a great time with family & friends.



Children's Play Area

A vast PLAY AREA on the ground floor has been specially designed where your children can play with merriment and enjoy an unforgettable childhood amidst the bustling city life.

SHELTECH *Enclave Tower*

আমেরিকা :

অনুলিপি :

১।
২।
৩।

সংযুক্ত : অনুমোদিত নকশা।

In Remembrance of
DR. TOUFIQ M. SERAJ
(1956 - 2019)



Dr. Toufiq M. Seraj was the Founder of Sheltech and its associated companies. He was a visionary and a pioneer of real estate in Bangladesh and played a leading role in shaping the real estate industry to be where it is today. His vision to provide beautiful and quality homes for the resident of Dhaka led Sheltech to develop over 3700 apartments all over the city, transforming Sheltech into a symbol of excellence in the real estate industry of Bangladesh.

Dr. Seraj was a past president of Real Estate and Housing Association of Bangladesh (REHAB) and Bangladesh Institute of Planners (BIP), and played a major role in developing the Detailed Area Plan of Dhaka. He was a former faculty member of BUET, and has a wide range of publications including books on urban planning, housing and real estate in Bangladesh.

Why Choose Sheltech?



Company Goodwill and Professionalism.



Functional Design.



Unencumbered Land.



Maximum Return on Investment.



In-House Legal and Design Team.



RAJUK Approved, BNBC Code Compliant Design.



Safe and Quality Construction.



Fire Safety.



On-Time Handover.



After Handover Service.

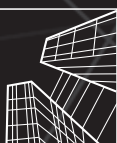


Occupancy Certificate.



ISO 9001:2015 Certification.

YOUR
Dream
OUR PLEDGE



Latest
ISO 9001:2015
Certification

ETHICAL ENGINEERING



Ensuring Safety
for our Workers

QUALITY CONSTRUCTION

RAJUK Approved,
BNBC Code-Compliant



2021

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